

Meeting Minutes
Plan & Zoning Commission Meeting
Tuesday, August 2, 2016
Ankeny City Hall – City Council Chambers
410 W. First Street, Ankeny, Iowa

CALL TO ORDER

The August 2, 2016 meeting of the Plan & Zoning Commission was called to order at 6:30 pm by Chair T.Flack.

ROLL CALL

Members present: L.Anderson, T.Flack, G.Hunter, P.Mollenhauer, S.Odson, T.Ripper, L.West, K.Whiting. Staff present: E.Jensen, E.Carstens, E.Bodeker, D.Gervais.

AMENDMENTS TO THE AGENDA

S. Odson requested Item #3 Camden Country Estates final plat be removed from the Consent Agenda. Motion by K. Whiting to accept the agenda with the removal of Item #3 from the Consent Agenda. Second by P. Mollenhauer. All voted aye. Motion carried 8 - 0.

COMMUNICATIONS

There were no communications.

CITIZEN'S REQUEST

There were no requests.

CONSENT AGENDA ITEMS

Item #1. Minutes

Motion to approve and accept the July 19, 2016, minutes of the Plan & Zoning Commission meeting.

Item #2. Autumn Ridge Plat 4 Final Plat (County)

Motion to recommend City Council approval of Autumn Ridge Plat 4 Final Plat subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations

Item #4. Courtyards at Rock Creek Plat 3 Final Plat

Motion to recommend City Council approval of Courtyards at Rock Creek Plat 3 Final Plat

Item #5 710 South Ankeny Blvd. - Villas at Meadow Springs Site Plan

Motion to approve the Villas at Meadow Springs Site Plan at 710 S Ankeny Blvd.

Item #6. 1302 N Ankeny Blvd – Northview Stadium Site Plan

Motion to approve the Northview Stadium Site Plan at 1302 N Ankeny Blvd.

Item #7. 1800 N Ankeny Blvd. – Panera Bread Site Plan

Motion to approve the Panera Bread Site Plan at 1800 N Ankeny Blvd.

T. Ripper asked about whether the building at 710 S. Ankeny Boulevard – Villas at Meadow Springs, will have an elevator. The applicant indicated that yes, there would be an elevator.

T. Ripper asked that a representative of the Northview Stadium Site Plan explain the proposed parking. Nicole Neal, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes explained that the parking requirements are based on one parking space per four seats. The code would require 1,750 parking spaces based on the 7,000 seats that will ultimately be provided with the improvements. 1,135 parking spaces currently exist on site. The plan is to provide shuttle service for spectators from one of the high schools during larger events where the District knows that parking may be an issue. T. Ripper

stated that he is concerned the City will receive complaints from surrounding businesses during larger events when spectators park in the business parking lots. T. Flack reiterated this concern. E. Jensen said that staff did research regarding parking at other stadiums in other communities. Staff also didn't believe that there would be a significant increase in spectators simply because additional seats are being provided. T. Ripper asked if there would be a chance to revisit the parking situation in the future. Ms. Neal said that the District would consider shuttling full time and would also consider adding additional parking in the future. E. Jensen added that when staff did research regarding West Des Moines, Johnston and Ames, 1,135 parking spaces were more than these other communities had associated with their stadiums.

S. Odson asked what the agreement was with the Iowa Department of Health and the State Plumbing & Mechanical Board regarding the number of restrooms required for the stadium. Karl Chambers, Imprint Architects, 1605 N. Ankeny Boulevard, said that the original count required by code was approximately 108 overall restroom fixtures. He explained that the State allows you to provide separate calculations and the State can choose to accept those calculations, which is what they did. He said that the stadium will have approximately 88 restroom fixtures. S. Odson asked if the restrooms in the middle school would be used. Mr. Chambers said that they would be available but it is not anticipated that they would be needed.

Motion by T. Ripper to approve recommendations for Consent Agenda Items #1, #2, & #4 - #7. Second by L. West. All voted aye. Motion carried 8 – 0.

REMOVED CONSENT AGENDA ITEMS

Item #3. Camden Country Estates Final Plat (County)

S. Odson asked if dry sanitary sewer lines were being installed with the project. Dean Roghair, Civil Design Advantage, 3405 SE Crossroads Drive, Suite G, Grimes said that dry sewer was not being installed, but they were providing easements for the possibility of future sewer. S. Odson indicated that in his research of the Polk County subdivision ordinance it appeared that dry sewers were required. Mr. Roghair indicated that Polk County had approved the construction plans without dry sewers and the public infrastructure project was almost complete. S. Odson stated that he doesn't agree with septic systems uphill from Saylorville Lake.

Motion by G. Hunter to recommend City Council approval of Camden Country Estates Final Plat subject to applicable Polk County Subdivision Requirements in lieu of the City of Ankeny Subdivision Regulations. Second by L. Anderson. Motion carried 5-3 (nays: S. Odson, P. Mollenhauer, K. Whiting)

REPORTS

City Council Meeting

L. West reported on her attendance at the August 1, 2016, City Council meeting.

Director's Report

E. Jensen presented the tentative agenda items for the August 16, 2016 meeting and advised the Commission that a public hearing has been set for August 16, 2016 at 6:30 to consider a request by Jerry's Homes to rezone property from R-1 to R-3 restricted to single family.

Prairie Trail Update: E.Jensen provided an update on recent administratively approved final plats and site plans in the Prairie Trail development including: Prairie Trail Elementary Site Plan Amendment, Estates Townhomes at Prairie Trail Final Plat, Heritage Park at Prairie Trail Final Plat and The District at Prairie Plat 3 Final Plat.

Commissioner's Reports

P. Mollenhauer said that she will be moving to a house in Pleasant Hill in October. She plans to remain on the Commission until that time.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:56 pm.

Submitted by Eric Carstens
Plan & Zoning Commission

